

## WARRANTY DEED

017162

TRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS THAT John S. Kopka, III, of Nashua, County of Hillsborough and State of New Hampshire, for consideration paid, grants to Cottle's Shop 'N Save, Inc., a Maine corporation having a principal place of business located in Scarborough, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1000, Portland, Maine 04104, with warranty covenants, the land in Waterville, County of Kennebec and State of Maine, described as follows:

A certain lot or parcel of land with building thereon situated on the southeasterly side line of Elm Street and the northeasterly sideline of Spring Street in the City of Waterville, County of Kennebec and State of Maine, and being bounded and described as follows:

Beginning at a reinforcing rod on the northeasterly side line of Spring Street at a concrete retaining wall, said rod being located on a course of N 45° 50' 10" E and a distance of 94 feet from a granite monument on the southwesterly sideline of Spring Street at Maine Department of Transportation Station 18+75 as shown on Maine State Highway Commission Plan No. 6-150 Sheets 4-5, dated August 1968 and by Notice of Layout Taking of Spring Street as recorded in Kennebec County Registry of Deeds in Book 1570, Page 837;

Thence northeasterly, along a concrete retaining wall more or less, and a curve to the right having radius of 25 feet, a distance of 38.69 feet measured along the arc, to a point;

Thence N 45° 10' 25" E along the southeasterly sideline of Elm Street, a distance of 286.43 feet to a point at land of Roger M. Woodbury, Jr. as recorded in the said Registry in Book 2171, Page 335;

Thence S 44° 45' E, along land of Woodbury, a distance of 59.3 feet to a point on the westerly face of a concrete retaining wall and land of Waterville Urban Renewal Authority as recorded in the said Registry in Book 1532, Page 146;

Thence S 45° 15' W along the westerly face of said retaining wall and land of said Renewal Authority, a distance of 311.45 feet to a point on the northeasterly side of Spring Street;

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Thence N 44° 09' 50" W along the northeasterly sideline of Spring Street and the southerly face of a concrete retaining wall, a distance of 33.88 feet to a reinforcing rod and the point of beginning.

The above described parcel containing 18,164 square feet.

Subject to conditions and covenants contained in deed of Waterville Urban Renewal Authority to Gerald A. Berube and Theresa P. Berube, dated June 20, 1969 and recorded in the Kennebec County Registry of Deeds at Book 1511, Page 184.

Being the same premises conveyed to the Grantor by Gerald A. Berube and Theresa P. Berube and recorded in said Registry of Deeds in Book 2896, Page 221.

Reference is made to Plan entitled, "Disposition Parcel No. 19, Waterville Urban Renewal Authority to Gerald A. Berube," dated October 1, 1968 and made by Richard J. Carey - Surveyor.

The above described courses are based on True North from State Highway Commission Plans.

DATED AND SIGNED this 6<sup>th</sup> day of July, 1987.

*John S. Kopka, III*  
John S. Kopka, III

STATE OF ~~MAINE~~ *New Hampshire*  
COUNTY OF *Hillsborough*

On this 6<sup>th</sup> day of July, 1987, personally appeared before me, John S. Kopka, III, and acknowledged that he executed the within deed for the purposes therein contained and that the same is his voluntary act and deed.

*Patricia J. McNamara*  
Notary Public

My Commission Expires: \_\_\_\_\_

PATRICIA J. McNAMARA, Notary Public  
My Commission Expires November 9, 1990

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LAW OFFICES OF  
CULLITY, KELLEY  
AND MCDOWELL  
282 N. RIVER ROAD  
MANCHESTER, NH 03104

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